

Design Adjustment Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Markets at Battle Bridge		
	Case Number SR-10-18		
	Transaction Number 544714		
OWNER	Name Markets at Battle Bridge		
	Address 6220 Battle Bridge Road		City Raleigh
	State NC	Zip Code 27610	Phone 919-828-4428
CONTACT	Name Lewis Hardee		Firm John A. Edwards & Company
	Address 333 Wade Ave		City Raleigh
	State NC	Zip Code 27605	Phone 919-828-4428
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
As per Section 8.3.B.6 of UDO, a Design Adjustment from the Public Works Director is being requested in regards to the Block Perimeter standards. This being due to the surrounding site constraints, specifically the presence of existing buildings and the site layout of developed properties, which makes a road connection infeasible.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date 4/18

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -	-
----------------------------	-----------------------	-------------	----------

Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
Per 8.3.2.B.6, the Public Works Director may waive block perimeter requirement due to existing development which prevents reduction in block perimeter.

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
There are no proposed improvements which effect subject property. Property complies with urban design guidelines.

- C. The requested design adjustment does not increase congestion or compromise Safety;
The requested design adjustment will not increase congestion or compromise safety.

- D. The requested design adjustment does not create any lots without direct street Frontage;
The requested design adjustment does not create any lots without direct street frontage.

- E. The requested design adjustment is deemed reasonable due to one or more of the following:
 - 1. Topographic changes are too steep;
 - 2. The presence of existing buildings, stream and other natural features;
 - 3. Site layout of developed properties;
 - 4. Adjoining uses or their vehicles are incompatible;
 - 5. Strict compliance would pose a safety hazard; or
 - 6. Does not conflict with an approved or built roadway construction project
 - 7. adjacent to or in the vicinity of the site.**2. The presence of existing buildings, stream and other natural features;**
3. Site layout of developed properties;

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Johnston

INDIVIDUAL

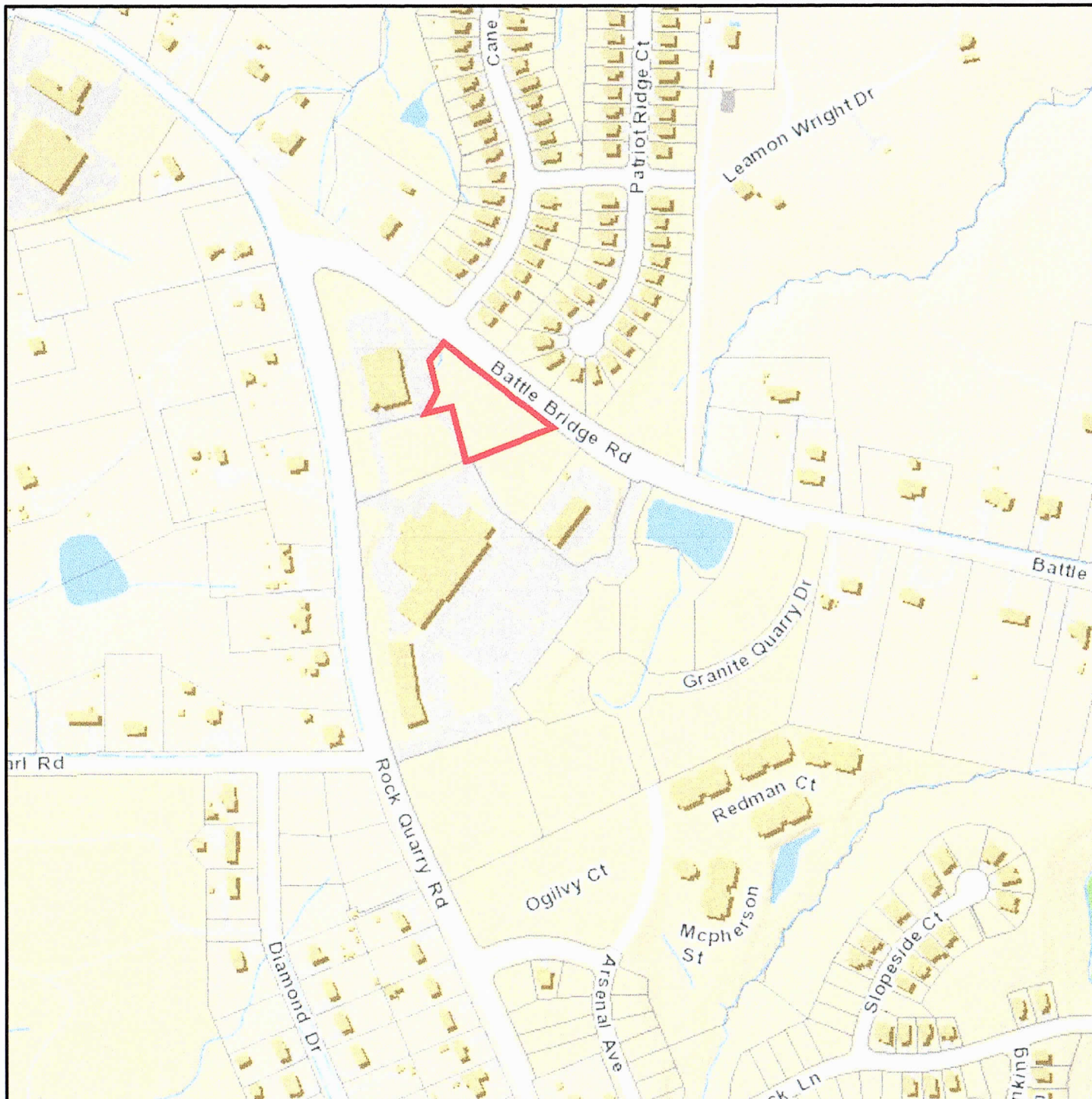
I, Tracy Rairigh, a Notary Public do hereby certify that
John A. Edwards Jr personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 17 day of April, 2018.



Notary Public Tracy Rairigh

My Commission Expires: May 23, 2018



PIN: 1731482906
 PIN Ext: 000
 Real Estate ID: 0362138
 Map Name: 1731 01
 Owner: L & P ASSOCIATES LLC
 Mail Address 1: 4001 NEW BERN AVE STE 102
 Mail Address 2: RALEIGH NC 27610-2779
 Mail Address 3:
 Deed Book: 011231
 Deed Page: 02473
 Deed Date: 02/23/2005
 Deed Acres: 1.14
 Building Value: \$0
 Land Value: \$397,761
 Total Value: \$397,761
 Billing Class: Business
 Description: LO3 MARKETS AT ROCK
 QUARRY BM2011 -00391
 Heat Area: 0
 Site Address: 6220 BATTLE BRIDGE RD
 City: RALEIGH
 Township: St. Mary's
 Year Built: 0
 Sale Price: \$0
 Sale Date:
 Use Type:
 Design Style:
 Land Class: Vacant
 Old Parcel Number: --



0 220 440 880 ft
 1 inch = 400 feet

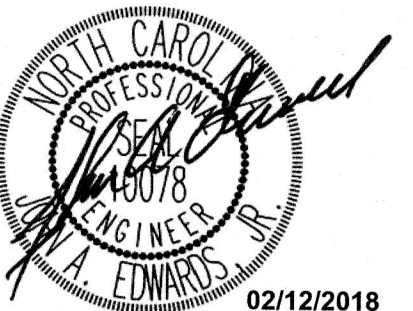
Disclaimer
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

www.jaeco.com



**MARKETS at
BATTLE BRIDGE
LOT 3**
6220 BATTLE BRIDGE ROAD
RALEIGH, NORTH CAROLINA

L & P ASSOCIATES
4001 NEW BERN AVE.
RALEIGH, NORTH CAROLINA

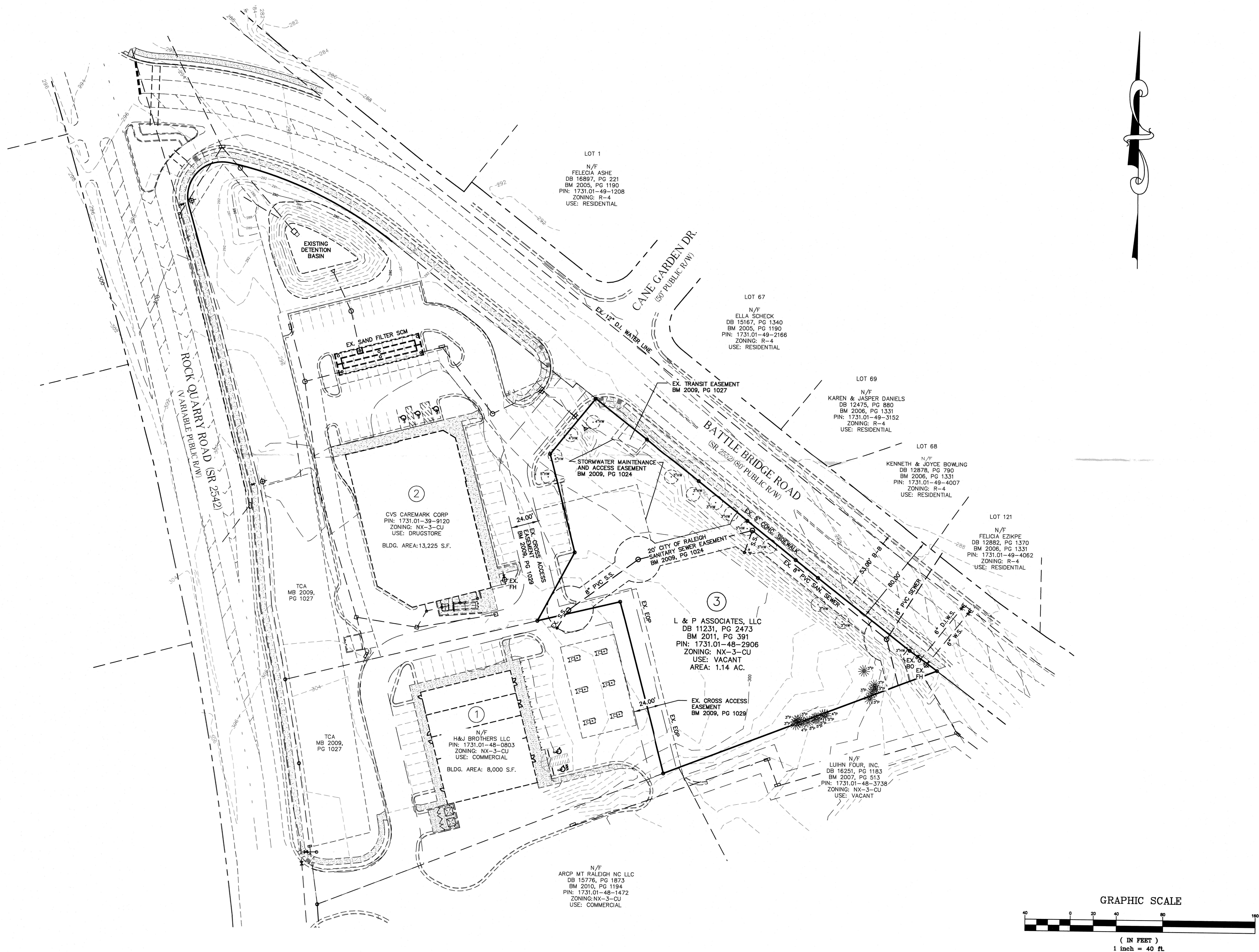
LEGEND	
BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
R/W	RIGHT-OF-WAY
AC	ACREAGE
S.F.	SQUARE FEET
EIP	EXISTING IRON PIPE
IPS	IRON PIPE SET
N/F	NOW OR FORMERLY
ELEV.	ELEVATION
EX	EXISTING
RCP	REINFORCED CONCRETE PIPE
EOP	EDGE OF PAVEMENT
CB	CATCH BASIN
DI	DROP INLET
JB	JUNCTION BOX
HW	HEADWALL
FES	FLARED END SECTION
SS	SANITARY SEWER
PVC	POLYVINYL CHLORIDE PIPE
MH	MANHOLE
WL	WATER LINE
WM	WATER METER
WS	WATER SERVICE
FH	FIRE HYDRANT
BO	BLOWOFF
FDC	FIRE DEPARTMENT CONNECTION
TC	TOP OF CURB
BC	BOTTOM OF CURB
--- PROPERTY LINE	
--- RIGHT OF WAY LINE	
--- PROP. LINE NOT SURVEYED	
--- EASEMENT LINE	
■ CB ■ DI ▲ FLARED END ● JB	

OVERALL EXISTING CONDITIONS

Revisions		
Number	Description	Date

Drawing Scale 1"=40'
Drawn By RT
Checked By JAE, JR.
Date Issued 2/9/18

C-1.0

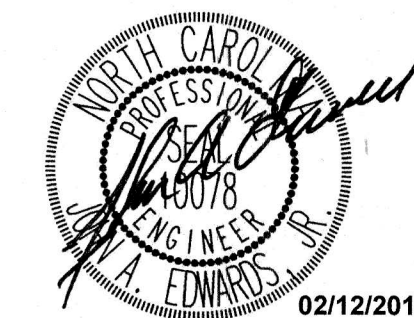




JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

www.jaeco.com



Project

**MARKETS at
BATTLE BRIDGE
LOT 3**
6220 BATTLE BRIDGE ROAD
RALEIGH, NORTH CAROLINA

Client

L & P ASSOCIATES
4001 NEW BERN AVE.
RALEIGH, NORTH CAROLINA

Approvals

LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
R/W	RIGHT-OF-WAY
AC	ACREAGE
S.F.	SQUARE FEET
EIP	EXISTING IRON PIPE
IPS	IRON PIPE SET
N/F	NOW OR FORMERLY
ELEV	ELEVATION
EX	EXISTING
RCP	REINFORCED CONCRETE PIPE
EQP	EDGE OF PAVEMENT
CB	CATCH BASIN
DI	DROP INLET
JB	JUNCTION BOX
HW	HEADWALL
FES	FLARED END SECTION
SS	SANITARY SEWER
PVC	POLYVINYL CHLORIDE PIPE
MH	MANHOLE
WL	WATER LINE
WM	WATER METER
WS	WATER SERVICE
FH	FIRE HYDRANT
BO	BLOWOFF
FDC	FIRE DEPARTMENT CONNECTION
TC	TOP OF CURB
BC	BOTTOM OF CURB

---	PROPERTY LINE
- - -	RIGHT OF WAY LINE
- - -	PROP. LINE NOT SURVEYED
- - -	EASEMENT LINE

■ CB	■ DI	▲ FLARED END	● JB
CR STREET PROTECTIVE YARD	OUTDOOR AMENITY AREA	EX STORMWATER MAINTENANCE & ACCESS ESMT	

SITE PLAN

Revisions

Number	Description	Date

Drawing Scale 1"=20'

Drawn By RT

Checked By JAE, JR.

Date Issued 2/12/18

C-2.0

